

**BOARD OF ADJUSTMENT  
A G E N D A**

Study Session/Luncheon . . . . . **Wednesday, January 30, 2018**  
**12 Noon, Mayor and Council**  
**Conference Room City Hall,**  
**255 West Alameda Street**

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting . . . . . **Wednesday, January 30, 2018**  
**12 Noon, Mayor and Council**  
**Conference Room City Hall,**  
**255 West Alameda Street**

Roll Call as Follows:

- ( ) Steven Shell, Chairperson
- ( ) Carolyn Eldridge
- ( ) Jesse Lugo
- ( ) Alán Huerta
- ( ) Mark Jones
- ( ) Frank Mascia
- ( ) Eddie Rios

**AT OR AFTER 1:30 P.M.**

**ELECTION OF OFFICERS**

**NEW CASES**

**C10-19-01 RASCON RESIDENCE REMODEL AND NEW ADDITIONS / AMELIA  
RASCON / 4713 EAST 13<sup>TH</sup> STREET, R-1**

The applicants' property is an approximately 8,674 square foot lot zoned R-1 "Residential" and is developed with a single-family residence. The applicants converted the existing carport and storage room to living space, added a new bathroom and porch, and remodeled a second existing storage room without prior zoning approval or permits. The applicants are seeking the necessary zoning approval to allow the converted spaces and new additions to remain as constructed. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone, and Sections 6.3.4, 6.4.5 and Table 6.3-2.A which provide the dimensional standards applicable to all principal and accessory structures. The applicants are requesting variances to allow the converted spaces and new additions to remain as constructed with reduced side perimeter yard setbacks as measured from the west lot line, all as shown on the submitted plans.

**C10-19-02 DERATANY RESIDENCE GARAGE / NICHOLAS AND JESSICA  
DERATANY / 4210 EAST SANTA BARBARA AVENUE, R-1**

The applicant's property is an approximately 8,668 square foot lot zoned R-1 "Residential" and is developed with a single-family dwelling and detached sleeping quarters. A carport attached to the residence was enclosed into a garage without prior zoning approval or permits. The applicant is seeking the necessary zoning approval to allow the garage to remain as constructed. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone, and Sections 6.3.4, 6.4.5, and Table 6.3-2.A which provide the development standards applicable to all principal and accessory structures. The applicant is requesting variances for the garage with a reduced front street yard setback and reduced driveway length, all as shown on the submitted plans.

**C10-19-03 SLONE RESIDENCE / DETACHED GARAGE CONVERSION TO LIVING  
AREA AND BUILD GARAGE / JAMES AND NORMA SLONE / 2200  
EAST ADAMS STREET, R-1**

The applicant's property is an approximately 7,382 square foot lot zoned R-1 "Residential" and is developed with a single-family residence, with detached garage. The applicant proposes to convert the garage into living area, and build a new garage with storage attached to the converted living area. The applicant is seeking the necessary zoning approval to allow a reduced perimeter yard setback from the east lot line to remain for the converted living area, and for a reduced street perimeter yard setback from the west lot line and reduced setback from the south perimeter yard lot line for the construction of the new garage and storage areas. A variance is also sought for the detached structure to exceed 50% of the square footage of the residence. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides criteria for residential development in the R-1 zone; Sections 6.3.4, 6.4.5 and Table 6.3-2.A which provide dimensional standards applicable to all principal and accessory structures in the R-1 residential zone. The applicant is requesting variance(s) to allow a reduced perimeter yard setback from the east lot line to remain for the converted living area, for a reduced street perimeter yard setback at the west lot line and reduced setback from the south perimeter yard lot line for construction of the new garage and storage areas. A variance is also sought for the detached structure to exceed 50% of the square footage of the residence, all as shown on the submitted plans.

**CLOSE PUBLIC HEARING**

**OTHER BUSINESS:**

- A. Findings Training
- B. Chairman, Opportunity to Speak on Scheduled Agenda Items
- C. Vice Chairman, Same Opportunity
- D. Members, Same Opportunity
- E. Staff, Same Opportunity
- F. Adjournment